

New Orleans Historic District Landmarks Commission
Meeting Minutes

Date: June 11, 2015

Location: City Council Chamber, 1300 Perdido Street, New Orleans, LA

Called to order: 1:10 p.m.

Adjourned: 5:00 p.m.

Commissioners present: Greg Hackenberg, Heather Szapary, Jesse LeBlanc, Renee Lapeyrolerie, Tony French, Calvin Alexander, Ed deMontluzin, Katye Fayard, Dwight Norton, John Deveney, Anne Redd, Paul Harang

Commissioners arriving after beginning of the meeting:

Commissioners absent: Jeanne Nathan

I. Minutes

A. Minutes of the May 15, 2015 meeting

Motion: Approve the meeting minutes.

By: Tony French

Seconded: John Deveney

Result: Passed

In favor: Greg Hackenberg, Heather Szapary, Jesse LeBlanc, Renee Lapeyrolerie, Tony French, Calvin Alexander, Ed deMontluzin, Katye Fayard, Dwight Norton, John Deveney, Anne Redd, Paul Harang

Opposed:

Comments:

II. CONSENT AGENDA

- A. 2223 Carondelet St: Harry Baker Smith A/E/C; Applicant: 2223 Carondelet, LLC, owner; New construction of a 16 unit condominium building.
- B. 816 Alix St: Rick A. Fifield, applicant; Samuel K Smith, owner; New construction of a single family residential building.
- C. 1421-1423 Oretha Castle Haley Blvd: David Anderson, applicant; Grand Chapter Of The Order Of Ea Electa, owner; Repair/renovation of existing building including installation of two windows and new entrance door.
- D. 523 1St St: Alexander Adamick, applicant/owner; New construction of a single family residential building. Lot 2A of resubdivision of the Turnbull Bakery.
- E. 523 1St St: Alexander Adamick, applicant/owner; New construction of a single family residential building. Lot 3A of resubdivision of the Turnbull Bakery.
- F. 523 1St St: Alexander Adamick, applicant/ owner; New construction of a single family residential building. Lot 104A of resubdivision of the Turnbull Bakery.
- G. 2301, 2317, 2327, 2329 Burgundy St: Francis Asher, applicant; Peter And Paul LLC, Oddo Of Marigny LLC, owner; Demolition of existing building and construction of new side

addition at 2329 Burgundy St. and construction of screened service walkway at rear of property.

- H. 2414 St Claude Ave: Clint H. Weisman, applicant/owner; Converting a vacant commercial building into a single family residential building.
- I. 3713 N Rampart St: Samuel Bavido, AIA, applicant; Colin M Gagon, owner; Demolition of rear 250sf portion of building and construction of a new camelback addition.
- J. 1018 Music St: Ryan W. Purdison, applicant; Eric P Perez, owner; Construction of a 200 sq ft, 2nd floor screened porch at rear.
- K. 709 Mazant St: William G Inlow, applicant; William G Inlow, owner; New construction of a single family residential building.
- L. 2845 Annunciation St: Robin A. Inlow, applicant; Robin A. Inlow, owner; New camelback addition.
- M. 2350 Magazine St: Kim Finney, applicant; Kim Finney Ventures LLC, owner; Renovation and addition to rear.
- N. 1356 Magazine St: Rachel Davis, applicant; 1356 Magazine LLC, owner; Construction of a 2492 sq ft 2-story single-family residential building.
- O. 1022 Phillip St: 1022 Philip St, Mary Richardson, applicant; Rainier Simoneaux, owner; Construction of a rear 1-story addition to a residential building.
- P. 4220 N Rampart St: Kahn Hart Properties LLC, applicant; Colin P Krieger, owner; Construction of a camelback addition to a single family residential building.

Motion: Approve the Consent Agenda

By: Renee Lapeyrolerie

Second: John Deveney

Result: Passed

In favor: Greg Hackenberg, Heather Szapary, Jesse LeBlanc, Renee Lapeyrolerie, Tony French, Calvin Alexander, Ed deMontluzin, Katye Fayard, Dwight Norton, John Deveney, Anne Redd, Paul Harang

Opposed:

Comments:

III. LANDMARK DESIGNATION

A. 210 State Street

Application: Designation of 210 State Street excluding structures 1-6 on Site Master Plan and Henry Clay Avenue wall.

Motion: Designate buildings numbered 1-9 on Site Master Plan, 1883 Gatehouse, 1931 Gatehouse and State Street and Tchopitoulas Street perimeter walls.

By: Tony French

Seconded: Katye Fayard

Result: Passed

In Favor: Greg Hackenberg, Heather Szapary, Jesse LeBlanc, Renee Lapeyrolerie, Tony French, Calvin Alexander, Katye Fayard, Dwight Norton, John Deveney, Anne Redd, Paul Harang

Opposed: Ed deMontluzin

Comments: Several speakers spoke in favor of the staff recommendation for designation of the major structures and perimeter walls. Many spoke in favor of designation of the entire site.

IV. NEW BUSINESS WORK APPLICATIONS

A. 1818 Burgundy Street

Application: Demolition of existing commercial building and construction of three, two-story, single-family, residential buildings.

Motion: Conceptual approval with the details to be worked out at the staff level.

By: John Deveney

Seconded: Greg Hackenberg

Result: Passed

In Favor: Greg Hackenberg, Heather Szapary, Jesse LeBlanc, Renee Lapeyrolerie, Tony French, Calvin Alexander, Ed deMontluzin, Katye Fayard, Dwight Norton, John Deveney, Anne Redd, Paul Harang

Opposed:

Comment:

B. 1234 Henriette Delille

Application: Remove slate roof and replace with asphalt shingle roof.

Motion: Approve application.

By: Renee Lapeyrolerie

Seconded: John Deveney

Result: Passed

In Favor: Greg Hackenberg, Heather Szapary, Jesse LeBlanc, Renee Lapeyrolerie, Tony French, Calvin Alexander, Ed deMontluzin, Katye Fayard, Dwight Norton, John Deveney, Anne Redd, Paul Harang

Opposed:

Comment:

C. 1521-29 Oretha Castle Haley

Application: Install inappropriate window decals and lighting.

Motion: Defer action on this application up to 90 days so the applicant may work with Staff on the proposal.

By: John Deveney

Seconded: Calvin Alexander

Result: Passed

In Favor: Greg Hackenberg, Heather Szapary, Jesse LeBlanc, Renee Lapeyrolerie, Tony French, Calvin Alexander, Ed deMontluzin, Katye Fayard, Dwight Norton, John Deveney, Anne Redd, Paul Harang

Opposed:

Comment:

D. 1429 Henriette Delille

Application: Installation of solar panels on a visually prominent roof slope.

Motion: This item was deferred to the end of the meeting, and denied.

C. 3519 Burgundy Street

Application: Installation of solar panels on a visually prominent roof slope.

Motion: This item was deferred to the end of the meeting.

At this time, John Deveney left the meeting.

V. NEW BUSINESS DEMOLITION APPLICATIONS

A. 2429 St. Ann Street

Application: Demolition of building.

Motion: This application was withdrawn.

B. 2528 St. Thomas St.

Application: Demolition of building.

Motion: Defer matter thirty days

By: Greg Hackenberg

Seconded: Anne Redd

Result: Passed

In Favor: Greg Hackenberg, Heather Szapary, Jesse LeBlanc, Renee Lapeyrolerie, Tony French, Calvin Alexander, Ed deMontluzin, Katye Fayard, Dwight Norton, Anne Redd, Paul Harang

Opposed:

VI. OLD BUSINESS RETENTION APPLICATIONS

A. 1501 Dumaine Street

Application: Retention of windows installed in deviation of approved plans.

Motion: This application was withdrawn.

B. 613 Elmira Avenue

Application: Retention of vinyl windows.

Motion: Deny the application for the retention of the vinyl windows at the second-story, front elevation. The windows should be replaced to match the previous, Arts and Crafts detailed, true divided light, wood windows approve the application for retention of the windows at the side elevation, with the installation of wood framed screens on the first 3 bays.

By: Heather Szapary

Seconded: Calvin Alexander

Result: Passed

In Favor: Greg Hackenberg, Heather Szapary, Jesse LeBlanc, Renee Lapeyrolerie, Tony French, Calvin Alexander, Ed deMontluzin, Katye Fayard, Dwight Norton, Anne Redd, Paul Harang

Opposed:

Comment:

VII. NEW BUSINESS RETENTION APPLICATIONS

A. 2620 Royal Street

Application: Retention of camelback constructed in deviation of approved drawings (inappropriate windows, roof higher than approved).

Motion: Deny the application for retention of the roof height deviation from approved plans and approve the Staff recommendation of the installation of the louvered panels above the windows of the camelback front elevation, as well as 8" deep fascia and half-round gutters.

By: Heather Szapary

Second: Greg Hackenberg

Result: Passed

In Favor: Greg Hackenberg, Heather Szapary, Jesse LeBlanc, Renee Lapeyrolerie, Tony French, Calvin Alexander, Ed deMontluzin, Katye Fayard, Dwight Norton, Anne Redd, Paul Harang

Opposed:

Comment:

B. 4018 Dauphine Street

Application: Retention of windows installed in deviation of CofA.

Motion: This item was withdrawn.

C. 1328 Feliciana Street

Application: Retention of inappropriate light fixtures and windows installed without Certificate of Appropriateness.

Motion: This item was withdrawn

D. 800 Louisiana Avenue

Application: Retention of a shed, stair and inappropriate handrail built without a Certificate of Appropriateness.

Motion: Deny retention of the inappropriate handrail and defer action on the shed and fencing section for 90 days, pending the result of the August 10th, 2015 Board of Zoning Adjustments variance request.

By: Greg Hackenberg

Seconded: Dwight Norton

Result: Passed

In Favor: Greg Hackenberg, Heather Szapary, Jesse LeBlanc, Renee Lapeyrolerie, Tony French, Calvin Alexander, Ed deMontluzin, Katye Fayard, Dwight Norton, Anne Redd, Paul Harang

Opposed:

Comment:

At this time, Tony French left the meeting.

E. 2017 St. Claude Avenue

Application: Retention of inappropriate AC covers at side elevations walls, and highly visible skylight installed without a Certificate of Appropriateness.

Motion: Deny application.

By: Greg Hackenberg

Seconded: Renee Lapeyrolerie

Result: Passed

In Favor: Greg Hackenberg, Heather Szapary, Jesse LeBlanc, Renee Lapeyrolerie, Calvin Alexander, Ed deMontluzin, Katye Fayard, Dwight Norton, Anne Redd, Paul Harang

Opposed:

F. 1009 Congress Street

Application: Retention of inappropriate doors and modifications to transoms without CofA.

Motion: Deny the application for retention of the replacement doors and modified transoms. The transom sizes and configurations should be restored to their original conditions and the doors should be replaced with ones that are appropriate for this building.

By: Ed de Montluzin

Seconded: Anne Redd

Result: Passed

In Favor: Greg Hackenberg, Heather Szapary, Jesse LeBlanc, Renee Lapeyrolerie, Calvin Alexander, Ed deMontluzin, Katye Fayard, Dwight Norton, Anne Redd, Paul Harang

Opposed:

G. 1806-10 Dauphine Street

Application: Retention of vinyl window installed on side elevation without a Certificate of Appropriateness.

Motion: Deny the application for retention, but allow one (1) year to correct the violation.

By: Greg Hackenberg

Seconded: Dwight Norton

Result: Passed

In Favor: Greg Hackenberg, Heather Szapary, Jesse LeBlanc, Renee Lapeyrolerie, Calvin Alexander, Ed deMontluzin, Katye Fayard, Dwight Norton, Anne Redd, Paul Harang

Opposed:

H. 2510 St Thomas Street

Application: Retention of inappropriate fence installed without Certificate of Appropriateness

Motion: Deny retention of the clip top fence installed at the front yard.

By: Greg Hackenberg

Seconded: Katye Fayard

Result: Passed

In Favor: Greg Hackenberg, Heather Szapary, Jesse LeBlanc, Renee Lapeyrolerie, Calvin Alexander, Ed deMontluzin, Katye Fayard, Dwight Norton, Anne Redd, Paul Harang

Opposed:

I. 1300 St Bernard Avenue

Application: Retention of wood-grained HardiPlank installed at side elevation.

Motion: Deny the application for retention.

Motion: Defer action on this application until the next Commission meeting to provide the chance for the applicant to work with HDLC Staff to determine the best way to bring the weatherboards into compliance with the Guidelines.

By: Ed deMontluzin

Seconded: Greg Hackenberg

Result: Passed

In Favor: Greg Hackenberg, Heather Szapary, Jesse LeBlanc, Renee Lapeyrolerie, Calvin Alexander, Ed deMontluzin, Katye Fayard, Dwight Norton, John Deveney, Anne Redd, Paul Harang

Opposed:

J. 5327 Dauphine Street

Application: Retention of demolition performed without a Certificate of Appropriateness.

Motion: Approve the retention of the demolition of the building as well as the wood grained HardiePlank siding provided that a 7'-0" high opaque wood fence be installed at the property lines (both sides of the building) to mitigate its visibility. However, they also voted to deny the retention of the header heights of the door on the left side elevation of the building and the rear window of the right side elevation. These should be raised to match those of the adjacent openings. Full size wood screens shall be installed in window openings to mitigate visibility of the inappropriate windows

By: Calvin Alexander

Seconded: Heather Szapary

Result: Passed

In Favor: Greg Hackenberg, Heather Szapary, Jesse LeBlanc, Renee Lapeyrolerie, Calvin Alexander, Ed deMontluzin, Katye Fayard, Dwight Norton, John Deveney, Anne Redd, Paul Harang

Opposed:

VII. HDLC REPORTS AND COMMUNICATIONS

A. Application: Proposal to change HDLC guidelines regarding solar panels.

Discussion:

There being no further business to discuss, the meeting was adjourned.